

Town of Amenia
Comprehensive Plan Implementation Committee
November 2, 2005

Present: Mark Doyle, Rudy Eschbach, Bill Flood, Dolores Holland,
Darlene Riemer, Tony Robustelli.
George Fenn.

Mark Doyle announced that the hydrologist, Russell Urban-Mead, has reconsidered his offer to explain the Aquifer Overlay to the committee as he felt that there might be a conflict of interest due to his involvement with Silo Ridge.. The committee decided to try to discuss the subject on their own and, should that prove to be too complicated, another hydrologist should be engaged.

Referring to maps, M. Doyle explained that the BVBA (Buffered Valley Bottom Aquifer) is the key because it is in areas far enough from the town wells and has town water supply. The three separate areas are clearly marked in dotted lines on the Chazen Aquifer Districts map. Should any contamination occur in that area, it would not effect the town water. (See page 21 C - definitions.)

The Priority Valley Bottom Aquifer (PVBA) is shaded in grey. R. Eschbach disputed the accuracy of the maps and said that, if they are designed to put any restrictions on developers, the boundaries have to be redrawn.

The Upland Aquifer (UA) consists of all areas not marked by either a dotted line or grey shading.

M. Doyle compared the Chazen map to one prepared by the EMC (Environmental Management Council) and found them to be markedly different. R. Eschbach suggested using a topographical map overlay to see what might cause the differences. As the maps were drawn to varying scale, this proved unproductive - all maps have to be re-drawn to the same scale.

The businesses effected by special permit requirements are noted on page 24, section E. R. Eschbach is concerned that the restrictions may be too severe and M. Doyle responded that the primary concern must be the safety of drinking water. He added that the restrictions are not meant to set 'police actions' in motion against current residents/farmers, etc. but would apply mostly to new developments.

B. Flood asked whether the water has ever been tested. If the water is already polluted, then the restrictions would be arbitrary. A baseline has to be established.

The Dover zoning plan was briefly discussed and B. Flood wondered why

there was no commercial development in Dover as the town is well situated for commercial growth. R. Eschbach said that the composition of the population in Pawling may have been conducive to commercial enterprise where Dover has not reached that point. T. Robustelli said that he knew of a number of parcels in Dover which had been initially been zoned commercial and had been changed to residential .

Water consumption was discussed next. M. Doyle said that the concern should be contamination only - not consumption levels. G. Fenn added that any industrial use is regulated by SEQRA and any work done by the committee would be a duplication. T. Robustelli reiterated the need to determine exactly where the protected areas are located. It was decided to ask Silo Ridge engineers for a loan of their maps which are assumed to be correct.

Questions were raised about a property at the junction of Rtes 83 and 44 which is currently for rent. Various restaurants had been located there (grandfathered) but not for some time. When does the permit expire and how should the parcel be zoned?

An adjoining parcel used to have a gas station on it - HR was suggested for both properties.

D. Holland reported on a road trip she took with the intention of verifying scenic designations in the old Master Plan which in her opinion had been very thorough. A number of views were obstructed due to tree growth and D. Holland suggested removing those from the map.

M. Doyle will have a computer analysis done which will combine view sheds with ridge overlays as per D. Riemer's suggestion.. R. Eschbach asked how it will be possible to prevent development in the designated areas - a bottom line definition of what is acceptable to the town and what is not has to be established. M. Doyle said that the general standards (page 20 sections F and H) including the phrase "visible from public places" cover the protection of view sheds and ridge lines. D. Holland said that local and County regulations should be combined. M. Doyle asked whether a "Scenic Road Ordinance" should be part of the zoning code or a separate recommendation to the Town. D. Riemer felt that there might be objections by residents who fear restrictions to the way in which they can paint their houses as well as an influx of tourist traffic. Consult J. Russell for a solution.

Soil mining areas were next on the agenda. M. Doyle tentatively proposed mining overlays covering land north of Sinpatch Road, Ten Mile River State land, and the Petrillo and Keller properties as they provide truck access to County and State roads.

The next meeting with J. Russell is scheduled for Monday, 11/14 at 7:00 PM.

Submitted by Monique Montaigne
November 13th, 2005